





SUBLIME 4 BEDROOM TERRACED HOME!

Niall McCabe & RE/MAX Property are overjoyed to present to the market this stunning 4-bedroom terraced home, located in the family-friendly locale of Harburn Drive, West Calder. This home enjoys a sleek finish, expansive rooms and sun-drenched gardens. An ideal family home for years to come.

Accommodation comprises; large lounge, kitchen/diner, 4 double bedrooms, 2 bathrooms and luscious gardens.

West Calder enjoys a good range of local amenities, including shops, a post office and primary school with nursery. West Calder provides a broader range of facilities, including a supermarket, bars, restaurants and a railway station. Bathgate and Livingston offer more comprehensive amenities and shopping. With the local railway station at West Calder, the rail links are excellent. There is also easy access to the road network of the central belt, including the M8, M9 and A71 providing easy commuting to Edinburgh and Glasgow, within easy reach of Edinburgh Airport.

Freehold

Council tax band B

No Factor Fee

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Lounge

16' 7" x 13' 7" (5.05m x 4.14m)

A delightful rear-facing lounge with countryside charm, featuring plush carpeting, tasteful rustic accents, and soft, natural tones. Large glass doors open directly to the garden, flooding the space with light and inviting seamless indoor-outdoor living. Cozy furnishings and elegant details complete the tranquil, welcoming vibe.

Kitchen

13' 11" x 10' 1" (4.24m x 3.08m)

A bespoke high-gloss shaker-style kitchen with integrated appliances, offering a sleek, modern finish. Ample space for dining furniture enhances functionality, while a large picture window frames a stunning view of the property's front, filling the space with natural light.

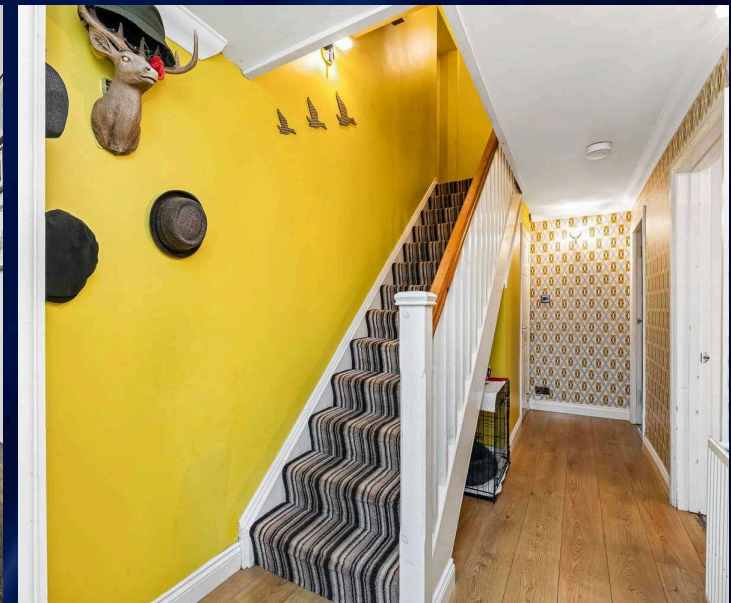
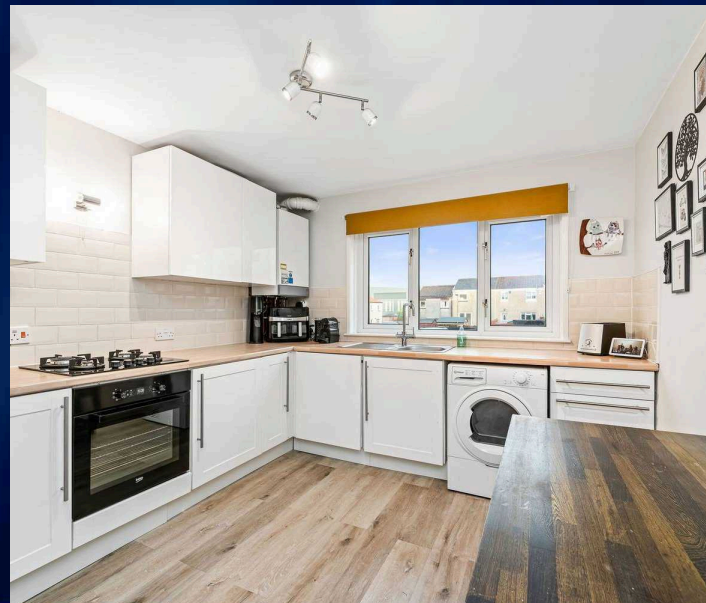
W.C

Stunning 2-piece suite with lovely floor design and central lighting.

Bedroom 1

12' 0" x 9' 8" (3.65m x 2.94m)

A spacious master bedroom featuring whitewashed wood flooring, sleek fitted wardrobes, and elegant, stylish finishes for a modern yet serene retreat.



Bedroom 2

13' 2" x 8' 6" (4.01m x 2.59m)

A generously sized second bedroom, freshly redecorated in neutral tones and fitted with brand-new plush carpeting for a cozy and inviting feel.

Bedroom 3

9' 9" x 7' 8" (2.97m x 2.34m)

A stylish third double bedroom with modern flair, offering ample floor space and a contemporary, welcoming vibe.

Bedroom 4

9' 1" x 7' 10" (2.76m x 2.40m)

A 4th double bedroom located over the vennel, an impressive room with chic styling, large window and could be used flexibly depending on the individual purchaser.

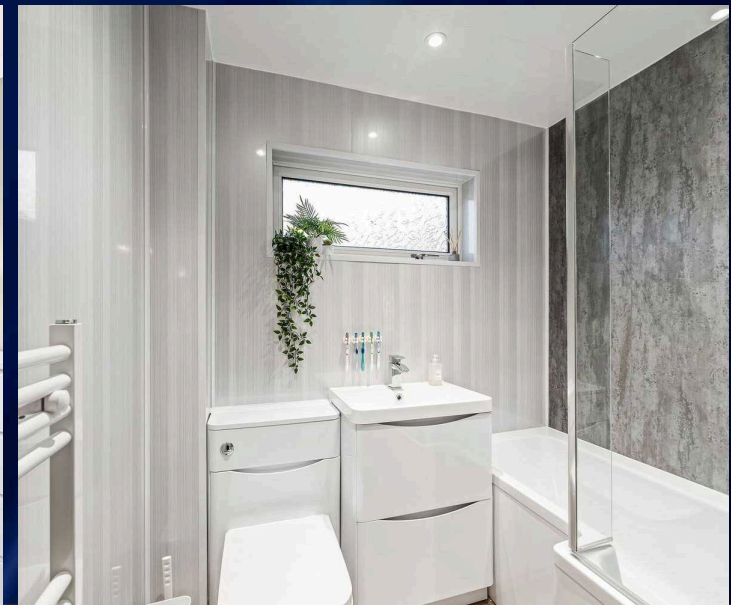
Family Bathroom

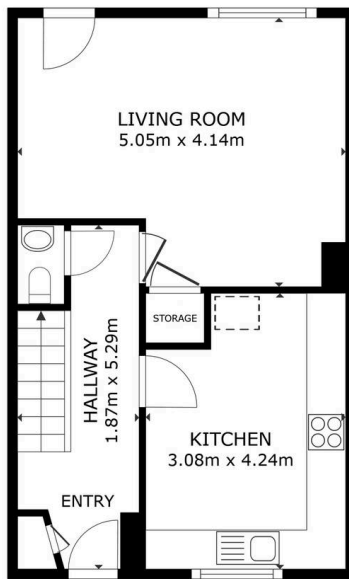
6' 6" x 5' 7" (1.98m x 1.70m)

A stunning, freshly renovated family bathroom featuring a sleek 3-piece suite. Includes a bathtub with overhead shower, a wash hand basin, and a W.C., all seamlessly integrated into a stylish vanity unit for added convenience.

Exterior

A low-maintenance garden boasting a sunny decked terrace with a chic canopy, perfect for relaxing or entertaining. Includes a handy storage area and convenient access to the rear pathway. To the front there is ample residents parking.

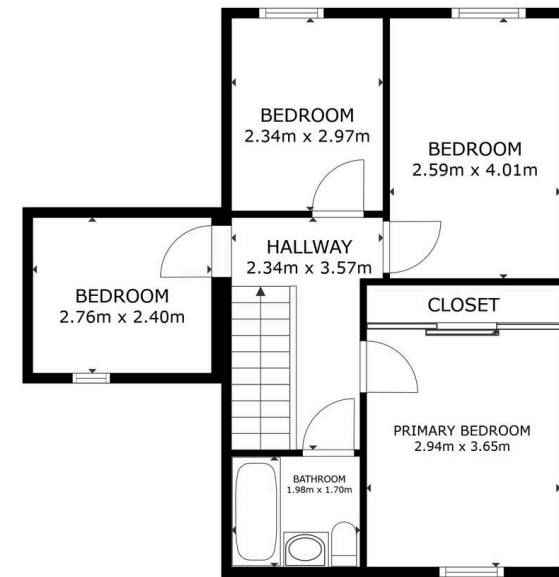




FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 42.9 m² FLOOR 2 50.2 m²
TOTAL: 93.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

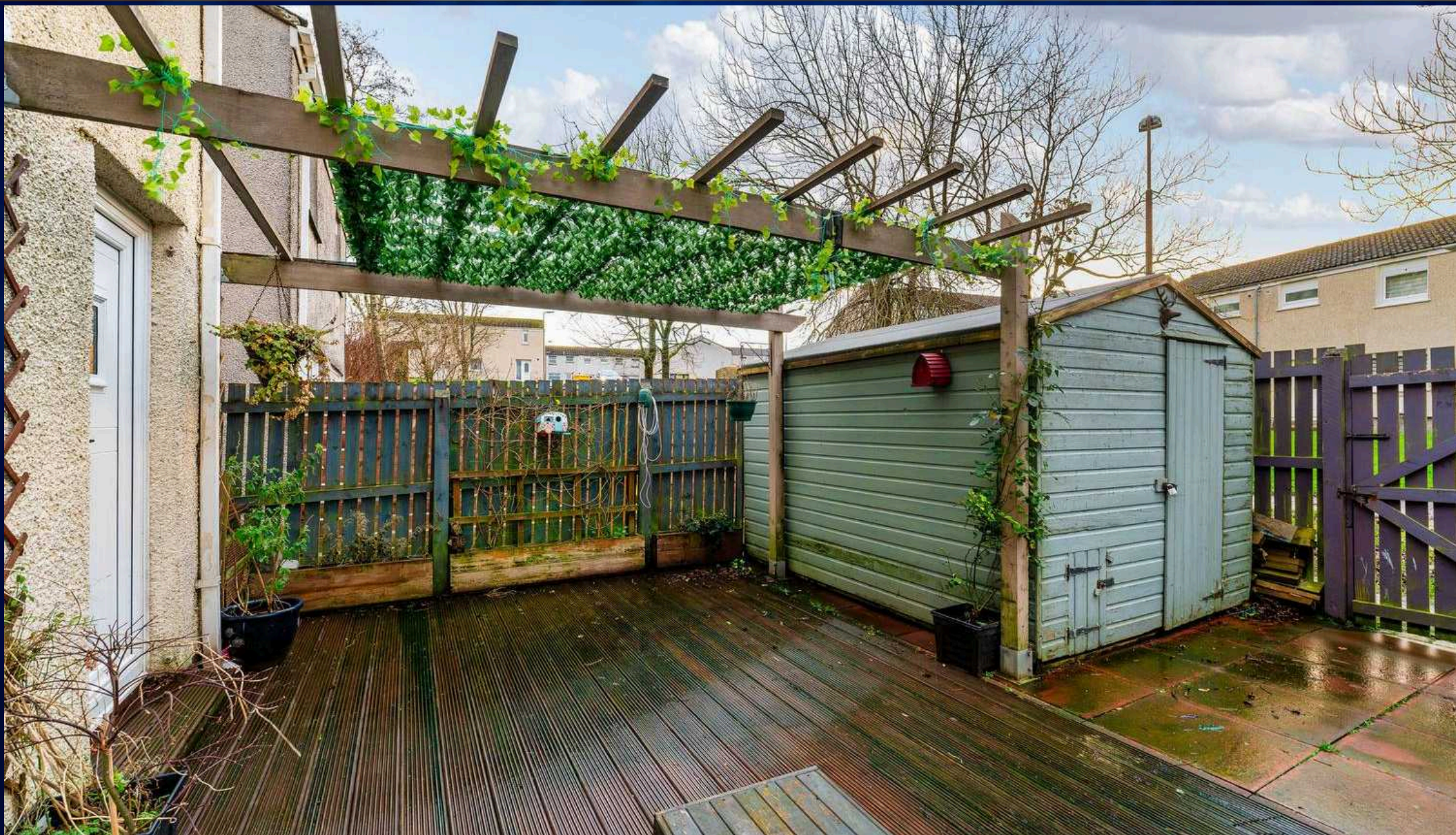


FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 42.9 m² FLOOR 2 50.2 m²
TOTAL: 93.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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